

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 13, 1971

Appeal No. 10440 Florence L. Parrino, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following AMENDMENT in the Order of the Board was entered at the meeting of October 19, 1971.

EFFECTIVE DATE OF AMENDMENT - November 5, 1971

ORDERED:

That the appeal for variance from the lot occupancy, closed and open court requirements of the R-4 District to permit additions at 1015 East Capitol Street, SE., Lot 19, Square 967, be conditionally granted.

CONDITIONS:

1. That appellant shall comply with the plans dated October 19, 1971 and approved by the Deputy Director, Kenneth T. Hammond.
2. That the attic cannot be used as a liveable space without prior Board approval. The Board feels that the plans submitted and approved by the Deputy Director, Kenneth T. Hammond, has not changed the size of the building. Therefore, the appellant may proceed in accordance with the approved plans dated October 19, 1971.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS - June 17, 1970 and
August 12, 1970

Appeal No. 10440 Florence L. Parrino, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meetings of June 23, 1970 and August 18, 1970.

EFFECTIVE DATE OF ORDER - Sept. 18, 1970

ORDERED:

That the appeal for variance from the Lot occupancy, closed and open court requirements of the R-4 District to permit additions at 1015 East Capitol Street, SE., Lot 19, Square 967, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with two (2) buildings, a dwelling and a carriage house, one facing East Capitol Street and one facing North Carolina Avenue. It is alleged that the property existed in its present condition prior to May 12, 1958.
3. Appellant occupies the existing dwelling and uses the carriage house for storage purposes. It is proposed to connect the two existing buildings in the rear in order to provide additional living space.
4. The total lot area is 2,600 square feet. The existing buildings occupy 1,489 square feet. The new addition will occupy 262 square feet. A variance is needed on 191 square feet.
5. Appellant requested that Appeal No. 10019 be incorporated into the record of this case.
6. Appellant alleged that due to the irregular shape of the subject property, the proposed construction will result in an over-occupancy of the lot.

7. Appellant stated that the carriage house would not be used for rental purposes but used for additional living space and as a guest house.

8. The Board in executive session July 21, 1970 granted conditionally appellant's appeal. The conditions were for two (2) story carriage house and no full bath.

9. At the August 12, 1970 public hearing, appellant requested that the Board reconsider its decision of July 21, 1970.

10. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

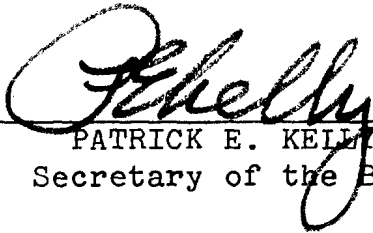
This Order shall be subject to the following condition:

That the carriage house shall be limited to two (2) stories with a full bath.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
